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**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
TUSCALANTE HOMEOWNERS'  
ASSOCIATION, a Nevada non-profit  
corporation; and TERRY L.  
CHRISTOPHER,

Defendants.

Case No. 2:17-CV-00330-RFB-VCF

**STIPULATION AND ORDER TO  
STAY ENTIRE CASE PENDING  
SETTLEMENT**

**(First Request)**

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counterclaimant/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT, a  
government agency; TERRY L.  
CHRISTOPHER, an individual,

Counter-Defendant/Cross-Defendants.

1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counterclaimant/Cross-Claimant  
3 SFR Investments Pool 1, LLC ("SFR") and Defendant Tuscalante Homeowners'  
4 Association ("Tuscalante"), through their respective attorneys, stipulate as follows:

5 1. On January 16, 2018, Chase, SFR, and Tuscalante filed competing  
6 motions for summary judgment, each of which stands fully briefed and submitted to  
7 the Court. *See* ECF Nos. 67, 68, 70, 74,75, 76, 77, 78, 79 & 80.

8 2. The Parties have since come to an agreement and are in the process of  
9 finalizing settlement.

10 3. Given the resolution and to avoid wasting resources and incurring  
11 potentially unnecessary expenses, the Parties agree, and hereby request, a stay of  
12 the case to give each side sufficient time and resources to finalize settlement.

13 *[continued on the following page]*  
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4. The Parties make this stipulation in good faith and not for purposes of delay.

Dated: March 21, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Maria A. Gall

By: /s/ Diana S. Ebron

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*Attorneys for Tuscalante Homeowners' Association*

IT IS FURTHER ORDERED that Motion(s) for Summary Judgment, ECF Nos. [67], [68], and [70] are DENIED without prejudice to refile after stay is lifted.

IT IS SO ORDERED:



RICHARD F. BOULWARE, II  
UNITED STATES DISTRICT JUDGE

DATED: March 23, 2018

**CERTIFICATE OF SERVICE**

I certify that on March 21, 2018, and pursuant to Federal Rule of Civil Procedure 5, a true copy of the foregoing **STIPULATION AND ORDER TO STAY ENTIRE CASE PENDING SETTLEMENT** was served via U.S. Mail, postage-prepaid on the following:

**Terry L. Christopher**  
7507 Glowing Moon Ct.  
Las Vegas, NV 89128

/s/ Mary Kay Carlton  
An employee of Ballard Spahr LLP